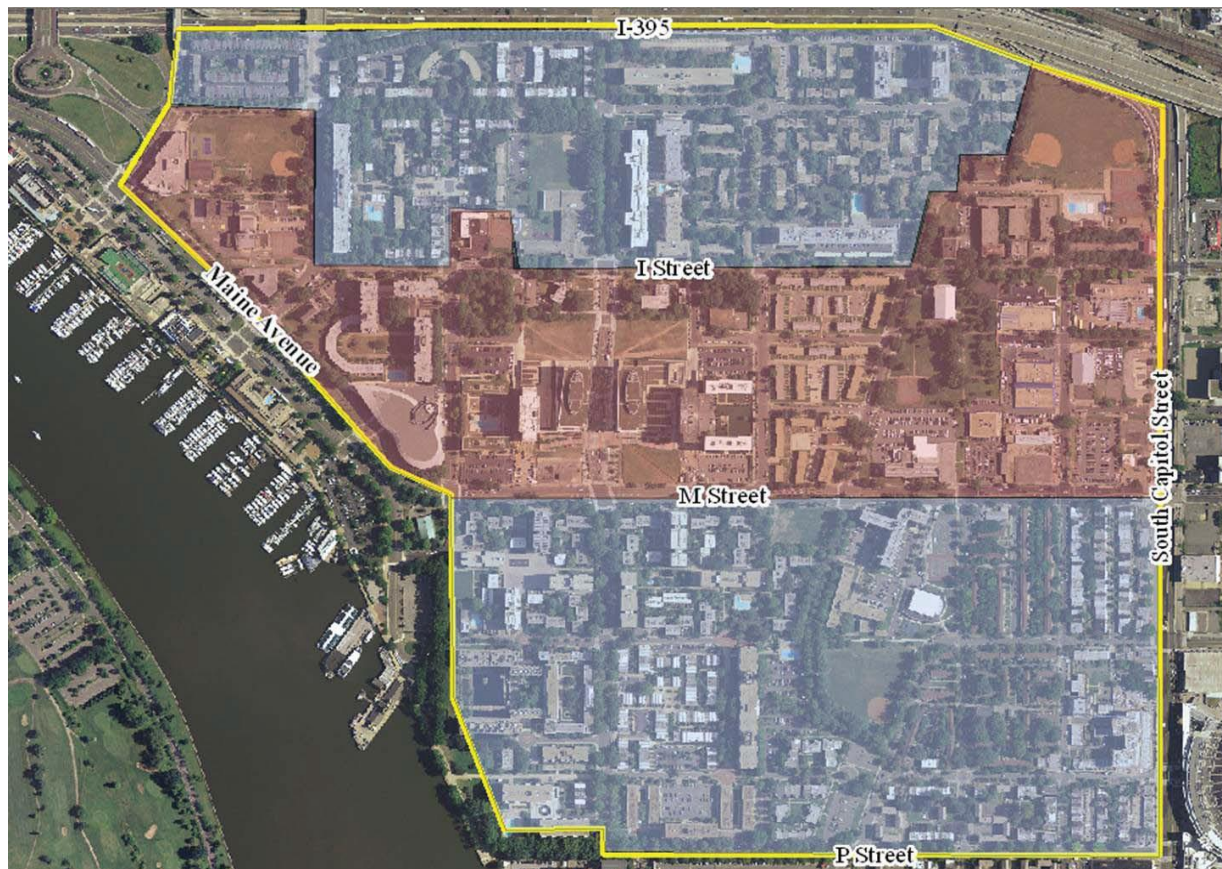


## Small Area Plan Description

The Office of Planning (OP) has initiated a planning process with area stakeholders including residents, ANCs, neighborhood organizations, Council staff, businesses, property owners, institutions and government agencies to create a Small Area Plan for the Southwest community. The plan will be based on a community-led vision and will provide an urban design, land use, and neighborhood preservation framework to enhance pedestrian access, improve street connectivity, integrate community amenities and leverage multi-modal transportation choices. In addition, this planning process will evaluate the development potential and provide land use guidance for multiple underutilized District-owned properties where government uses are currently located.

## Project Boundaries

The Southwest Neighborhood Plan study area extends from South Capitol Street to Maine Ave SW; from P Street SW, north to the I 395 Freeway. For the purposes of the market analysis, the study area may encompass a broader area. The area highlighted in Red is the primary focus area within which lies the project's development opportunity sites, primary urban design issues and new development context. The areas highlighted in Blue represent the secondary study area within which neighborhood conservation, neighborhood connectivity and sustainability are the principal focus.



## Project Goals and Objectives

The goal of the Southwest Neighborhood Plan (SWNP) is to provide public and private stakeholders a land use and urban design framework that will guide development for the neighborhood. Through the planning process, a community led vision will be developed along with goals and recommendations that will guide changes in the neighborhood over the next 5-10 years. The following work will be completed during the planning process to inform plan recommendations:

- Complete a development potential analysis and strategy for multiple underutilized District owned sites, as well as key privately held opportunity sites. Determine the appropriate land use designations needed to facilitate a more efficient use or redevelopment of these properties.
- Create an urban design framework that promotes greater pedestrian access, improved neighborhood connectivity and increased multimodal transportation choices. Establish opportunities to promote connectivity through partial reconstitution of the L'Enfant Plan street grid.
- Develop a coordinated approach to public park and space improvements, and placement and integration of community amenities.
- Assess neighborhood conservation potential to reinforce character in established residential areas.
- Identify opportunities to enhance sustainability at a neighborhood-level to benefit residents and contribute to the realization of a greener and more equitable city.

## Project Milestones

- Fall 2012 - Spring 2013: Pre-planning work for the Small Area Plan
- May 2013: Team Formation/Advisory Committee and Stakeholder Meetings
- September 11, 2013: Public Kick Off Meeting at Arena Stage
- September - June 2014: Plan Development and Community Engagement
- June 2014: Draft Recommendations
- Summer/Fall 2014: Preparation of Draft Document
- Winter 2014/2015: Mayors Transmittal of Plan to Council

### For more information:

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